



AGENDA OF THE REGULAR MEETING
OF THE PLANNING COMMISSION
CITY COMMISSION CHAMBERS, CITY HALL
THURSDAY, JANUARY 20, 2005 3:30 P.M.

CALL TO ORDER
INVOCATION
PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES OF PLANNING COMMISSION MEETING ON JANUARY 6, 2005.

OLD BUSINESS:

1. PUBLIC HEARING CASE #085-1-120904 – J.K. VENTURES, INC.

REQUEST FOR A RECOMMENDATION TO THE CITY COMMISSION FOR REZONING OF APPROXIMATELY 14.09 ACRES FROM COUNTY R-6 (URBAN RESIDENTIAL) TO CITY PUD (PLANNED UNIT DEVELOPMENT), FOR FOX POINTE AT RIVERS EDGE, FOR PROPERTY GENERALLY LOCATED EAST OF US HIGHWAY 27, AND SOUTH OF COMMANDER LANE, AS LEGALLY DESCRIBED. SEC. 14, TWP. 20S, RGE. 24E. **(CITY COMMISSION MEETING DATES FEBRUARY 28, 2005 AND MARCH 14, 2005)**

2. PUBLIC HEARING CASE #101-1-120904 – S & V LAND DEVELOPERS – HIDDEN LAKE TOWNHOMES

REQUEST FOR A RECOMMENDATION TO THE CITY COMMISSION FOR REZONING OF APPROXIMATELY 16 ACRES TO ADD A PDO (PLANNED DEVELOPMENT OVERLAY) ZONING DISTRICT TO THE CURRENT R-3 (HIGH DENSITY RESIDENTIAL) DISTRICT, FOR A 100 UNIT TOWNHOME DEVELOPMENT, FOR PROPERTY GENERALLY LOCATED EAST OF US HIGHWAY 27 AND NORTH OF COUNTY ROAD 33, AS LEGALLY DESCRIBED. SEC. 2 & 11, TWP. 20S, RGE. 24E **(CITY COMMISSION MEETING DATES FEBRUARY 28, 2005 AND MARCH 14, 2005)**

3. PUBLIC HEARING CASE #102-2-120904 – HIGHLAND ASSOCIATES – LAKE HARRIS COVE

REQUEST FOR A CONDITIONAL USE PERMIT TO ALLOW LAKE HARRIS COVE, FOR A MULTI-FAMILY DEVELOPMENT IN AN R-2 (LOW DENSITY RESIDENTIAL) DISTRICT, FOR PROPERTY GENERALLY LOCATED SOUTH OF US HIGHWAY 441, BETWEEN COLLEGE DRIVE AND CRYSTAL BREEZE LANE, AS LEGALLY DESCRIBED. SEC. 22, TWP. 19S, RGE. 25E.

4. PUBLIC HEARING CASE #004-0-010605 – BLAIR COMMUNITIES (J. CHADWICK) - ARLINGTON RIDGE

REQUEST FOR A RECOMMENDATION TO THE CITY COMMISSION FOR A SMALL-SCALE COMPREHENSIVE PLAN AMENDMENT TO THE FUTURE LAND USE MAP DESIGNATION FROM COUNTY R (RURAL) TO CITY E (ESTATE) OF APPROXIMATELY 5 ACRES, FOR PROPERTY GENERALLY LOCATED WEST OF US HIGHWAY 27, SOUTH OF HAYWOOD WORM FARM ROAD, AS LEGALLY DESCRIBED. SEC. 23, TWP. 20S, RGE. 24E. **(APPLICANT REQUESTS CONTINUANCE TO FEBRUARY 10, 2005)**

5. **PUBLIC HEARING CASE #005-1-010605 – BLAIR COMMUNITIES (J. CHADWICK) - ARLINGTON RIDGE**

REQUEST FOR A RECOMMENDATION TO THE CITY COMMISSION FOR REZONING OF APPROXIMATELY 5 ACRES FROM COUNTY MP (PLANNED INDUSTRIAL) TO CITY PUD (PLANNED UNIT DEVELOPMENT), FOR MAINTENANCE FACILITY AND USES ALLOWED BY PUD, FOR PROPERTY GENERALLY LOCATED WEST OF US HIGHWAY 27, SOUTH OF HAYWOOD WORM FARM ROAD, AS LEGALLY DESCRIBED. SEC. 23, TWP. 20S, RGE. 24E. **(APPLICANT REQUESTS CONTINUANCE TO FEBRUARY 10, 2005)**

6. **PUBLIC HEARING CASE #006-2-010605 – BLAIR COMMUNITIES (J. CHADWICK) - ARLINGTON RIDGE**

REQUEST FOR A CONDITIONAL USE PERMIT TO ALLOW ARLINGTON RIDGE, LLC, FOR ADDITION OF TOWNHOUSES AND RELOCATION OF THE DRIVING RANGE AND MAINTENANCE FACILITY IN A PUD (PLANNED UNIT DEVELOPMENT) DISTRICT, FOR PROPERTY GENERALLY LOCATED WEST OF US HIGHWAY 27, SOUTH OF HAYWOOD WORM FARM ROAD, AS LEGALLY DESCRIBED. SEC. 14, 22, 23 & 24, TWP. 20S, RGE. 24E. **(APPLICANT REQUESTS CONTINUANCE TO FEBRUARY 10, 2005)**

NEW BUSINESS:

1. **PUBLIC HEARING CASE #002-0-012005 – CITY OF LEESBURG (D. CONWAY)**

REQUEST FOR A RECOMMENDATION TO THE CITY COMMISSION FOR A SMALL-SCALE COMPREHENSIVE PLAN AMENDMENT TO THE FUTURE LAND USE MAP DESIGNATION FROM COUNTY RC (REGIONAL COMMERCIAL) TO CITY GC (GENERAL COMMERCIAL) OF APPROXIMATELY 4.13 ACRES, FOR PROPERTY GENERALLY LOCATED NORTH OF US HIGHWAY 441, SOUTH OF SILVER LAKE, AND NORTH OF LEESBURG MUNICIPAL AIRPORT, AS LEGALLY DESCRIBED. SEC. 16, TWP. 19S, RGE. 25E. **(CITY COMMISSION MEETING DATES FEBRUARY 28, 2005 AND MARCH 14, 2005)**

2. **PUBLIC HEARING CASE #003-1-012005 – CITY OF LEESBURG (D. CONWAY)**

REQUEST FOR A RECOMMENDATION TO THE CITY COMMISSION FOR REZONING OF APPROXIMATELY 4.13 ACRES FROM COUNTY CP (PLANNED COMMERCIAL) TO CITY CIP (COMMERCIAL INDUSTRIAL PLANNED) AND C-3 (HIGHWAY COMMERCIAL), FOR RETAIL CENTER, FOR PROPERTY GENERALLY LOCATED NORTH US HIGHWAY 441, SOUTH OF SILVER LAKE, AND NORTH OF LEESBURG MUNICIPAL AIRPORT, AS LEGALLY DESCRIBED. SEC. 16, TWP. 19S, RGE. 25E. **(CITY COMMISSION MEETING DATES FEBRUARY 28, 2005 AND MARCH 14, 2005)**

3. **PUBLIC HEARING CASE #011-3-012005 - DON KEISTER, DOPA ENTERPRISES, INC – HOLIDAY MARINE**

REQUEST FOR A VARIANCE TO ALLOW MODIFICATION OF SPECIAL CONDITION #2 IN CASE NO. 107-3-120403, FOR INGRESS AND EGRESS FROM NEWLY PERMITTED WEST ENTRANCE IN A C-3 (HIGHWAY COMMERCIAL) DISTRICT, FOR PROPERTY GENERALLY LOCATED NORTH OF US HIGHWAY 447 (NORTH BOULEVARD), AND WEST OF NEWELL HILL ROAD, AS LEGALLY DESCRIBED. SEC. 25, TWP. 19S, RGE. 24E.

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4. **PUBLIC HEARING CASE #012-3-012005 - SHOWCASE HOMES, INC. – SLEEPY HOLLOW SUBDIVISION FIRST ADDITION**

REQUEST FOR A VARIANCE TO PROVIDE FOR A REDUCED REAR SETBACK FROM 15 TO 5 FEET FOR POOLS ENCLOSURES IN AN R-2 (LOW DENSITY RESIDENTIAL) DISTRICT, FOR PROPERTY GENERALLY LOCATED AT THE INTERSECTION OF SLEEPY HOLLOW ROAD AND HOLLOW LANE, AS LEGALLY DESCRIBED. SEC. 20, TWP. 19S, RGE. 25E.

5. **PUBLIC HEARING CASE #014-PP-012005 – G & S INVESTMENTS – HOLIDAY COVE**

REQUEST FOR A RECOMMENDATION TO THE PLANNING COMMISSION FOR PRELIMINARY SUBDIVISION PLAN APPROVAL, FOR G&S INVESTMENTS, HOLIDAY COVE, FOR PROPERTY GENERALLY LOCATED SOUTH OF SOUTH STREET, AND NORTH OF EL RANCHO DRIVE, AS LEGALLY DESCRIBED. SEC. 28, TWP. 19S, RGE. 24E.

ADJOURNMENT

NOTICE: PERSONS WITH DISABILITIES NEEDING ASSISTANCE TO PARTICIPATE IN ANY OF THESE PROCEEDINGS SHOULD CONTACT THE PERSONNEL DEPARTMENT, ADA COORDINATOR, 48 HOURS IN ADVANCE OF THE MEETING AT 728-9740.

"F.S.S. 286.0105: IF ANY PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE PLANNING & ZONING COMMISSION, WITH RESPECT TO ANY MATTER CONSIDERED AT THIS MEETING, SUCH PERSON WILL NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE WHICH INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED." THE CITY OF LEESBURG DOES NOT PROVIDE THIS VERBATIM RECORD.

CASE PROCEDURES

- A. Staff reminds audience -- before cases -- of "General Rules of Participation",** included with agenda copies. Rules include need to sign speaker's registry at appropriate place for those wishing to speak. "Has everyone wishing to give testimony signed the register?"
- B. Chair announces case.**
- C. Staff notifies chair** 1) number of people present with automatic legal standing and wishing to participate in the case; 2) if anyone filed Notice of Appearance (unless persons filing notice of appearance are successfully challenged, these will be the parties with legal standing); 3) number of persons requesting to speak.
1. (Chair asks - only if Notice of Appearance received) "Does the City, the applicant, or any party with automatic standing wish to challenge the right to appear at this hearing of any person submitting a Notice of Appearance?"
- D. Staff is sworn in.**
- E. Staff presents its case.**
1. Presentation
2. (Chair asks) questions by a) applicant, b) parties with standing
- F. Applicant presents its case.**
1. (Chair) identifies and swears in applicant, and/or representatives
2. (Chair) "Does the applicant wish to correct or add to the statements of the staff"
3. Presentation
4. (Chair) questions by a) staff, b) parties with standing.
- G. Parties with standing present their case.** "Do any of the parties with legal standing wish to speak?"
1. (Chair) identifies and swears in each party
2. Presentation.
3. (Chair) questions by a) applicant, b) staff.
- H. Parties without standing shall speak.** Chair shall call as witnesses those requesting to speak.
1. (Chair) identifies and swears in each speaker
2. Presentation.
3. (Chair) questions by a) staff, b) applicant
- I. (Chair) Closing remarks by staff, parties with standing, and applicant.**
- J. Case closed to public - Board discussion and decision**

MINUTES

OLD BUSINESS
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NEW BUSINESS
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MEMORANDUM

TO: LEESBURG PLANNING COMMISSIONERS
FROM: J. ANDI PURVIS, ADMINISTRATIVE ASSISTANT
DATE: , 2005
SUBJECT: , 2005 PLANNING COMMISSION MEETING

Please be advised that the Planning Commission meeting scheduled for _____, 2005 has been cancelled due to lack of items for the agenda.